

**CITY OF MILPITAS
APPROVED**

PLANNING COMMISSION MINUTES

May 25, 2005

**I.
PLEDGE OF
ALLEGIANCE**

Chair Lalwani called the meeting to order at 7:00 P.M. and led the Pledge of Allegiance.

**II.
ROLL CALL**

Present: Galang, Garcia, Lalwani, Mandal, Mohsin and Williams
Absent: Azevedo
Staff: Heyden and Rodriguez

**III
PUBLIC FORUM**

Chair Lalwani invited members of the audience to address the Commission on any topic not on the agenda, noting that no response is required from the staff or Commission, but that the Commission may choose to agendaize the matter for a future meeting.

There were no speakers from the audience.

**IV.
APPROVAL OF MINUTES
May 11, 2005**

Chair Lalwani called for approval of the minutes of the Planning Commission meeting of May 11, 2005.

On page 12, staff replaced James Lindsay's name with Tambri Heyden.

On page 2, Vice Chair Lalwani's name was replaced with Chair Lalwani.

Motion to approve the minutes with the corrections as noted.

M/S: Mandal/Galang

AYES: 6

NOES: 0

**V.
ANNOUNCEMENTS**

Staff had no announcements.

**VI.
CONFLICT
OF INTEREST**

Chair Lalwani asked if the Commission has any conflict of interest on tonight's agenda.

There were no Commissioners that identified a conflict of interest.

**VII.
APPROVAL OF
AGENDA**

Chair Lalwani called for approval of the agenda.

There were no changes from staff.

Motion to approve the agenda.

M/S: Mohsin/Galang

AYES: 6

NOES: 0

VIII.
CONSENT CALENDAR
Consent Item Nos. 1, 2 and
5

Chair Lalwani asked whether staff, the Commission, or anyone in the audience wished to remove or add any items to the consent calendar.

Staff had no changes.

Chair Lalwani opened the public hearing on Item Nos. 1 and 2.

There were no speakers from the audience.

Motion to close the public hearing on Consent Item Nos. 1 and 2.

M/S: Mohsin/Mandal

AYES: 6

NOES: 0

Motion to approve the Consent Calendar on Consent Item Nos. 1, 2 and 5.

M/S: Garcia/Mohsin

AYES: 6

NOES: 0

***1 USE PERMIT NO. UP2005-2:** A request for a new restaurant, Red Brick Pizza, with 38 seats and beer and wine sales to operate in an existing 1,456 square foot retail tenant space and requires a 9 space parking reduction at 131 Ranch Drive.

***2 S-ZONE APPROVAL AMENDMENT NO. SA2005-17 AND USE PERMIT NO. UP2005-5:** A request to locate an approximate 23,700 square foot 24-Hour fitness facility including an ancillary child care facility at 301 Jacklin Road.

***5 "S" ZONE APPROVAL AMENDMENT NO. SA2005-41:** A request to re-roof existing wood shake with asphalt composition roof material for two office buildings within Milpitas Medical-Dental Office Complex located at 420 - 440 E. Calaveras Boulevard.

IX. PUBLIC HEARING

1. VEHICULAR
CIRCULATION UPDATE
NO. AD2005-5

Troy Fujimoto, Acting Associate Planner, provided the Commission with a review of traffic circulation at the Calaveras Plaza Shopping Center and recommended to note receipt and file.

Vice Chair Garcia is concerned about the Calaveras Shopping Center because there are always accidents and a lot of traffic congestion during dinnertime and felt that something needs to be done with the striping and better direction. He would like the traffic engineer to help better improve the flow.

Chair Lalwani noted that she has been there during lunchtime and there are cars waiting for long period of time in the left hand turn lane and people often run through the red light crossing Calaveras. She agreed that the traffic engineer should improve the area.

Commissioner Mohsin agreed that that area is a mess especially with people wanting to make a left hand turn from Calaveras.

Mr. Fujimoto suggested that the traffic engineer could go back and propose some solutions.

Commissioner Mandal agreed that there is a lot of traffic in that area and noted that there is not enough space for three sets of cars and questioned if the traffic engineer can expand that area.

Commissioner Williams summarized that the Calaveras Shopping Center needs to be updated to a 2005 design with safer traffic flow.

Commissioner Galang asked if it is possible to put a signal light near the small street located by Burger King because it is a dangerous area.

Commissioner Mohsin noted that going out of Burger King and merging onto Calaveras is quite dangerous because there is constant traffic.

Motion that staff take further action on Vehicular Circulation Update No. AD2005-5 and keep the item open and come back with some recommendations from the traffic engineer.

Chair Lalwani added if staff could bring back some detailed maps.

M/S: Williams/Mandal

AYES: 6

NOES: 0

2. PROGRESS REPORT ON LIBRARY DESIGN

Mark Rogge, Principal Engineer, presented a PowerPoint presentation of the library schematic design recently approved by the City Council, which showed a 60,000 square foot library that incorporates the historic Milpitas Grammar School at 160 N. Main Street. Mr. Rogge noted that no action is necessary.

Vice Chair Garcia asked what is the timeline for the library, parking garage, senior housing, and Apton Plaza. Mr. Rogge responded that staff is one month ahead of schedule for the library and garage design. Staff reports to the library subcommittee every month with a follow up to Council, but during the design development phase, staff will be reporting every two months. Staff will be submitting a construction document for competitive bidding and the lowest price wins. Staff is expecting construction to begin at the end of 2006 and thinks construction will be about 24 months. Staff felt that the parking garage would be done earlier and is looking to bid in early 2006. In order to accomplish this, staff is looking at property acquisition and has not been successful with at least one property. The idea is to complete the garage prior to the library construction for employees to park.

Vice Chair Garcia asked if there are any issues that would impact the library if Calaveras were widened. Mr. Rogge replied that if the bridges were widened further south than the library would have more breathing room.

Commissioner Mandal asked if there has been any considerations for solar energy.

Mr. Rogge replied that the elements on the tower would have panels on the glass that will cut down the sun's heat and will be used for solar energy.

Commissioner Mandal noted that there is a railroad track behind the library and asked if would have any impact on the library. Mr. Rogge replied that an analysis was done but part of the problem was there were hardly any trains on the track. Staff found that the library building is 150 feet from the railroad track and the worst vibrations are mitigated through the soil and will not cause a rumbling throughout the building.

Commissioner Mohsin asked if the garage would be open to the public after the library is closed. Mr. Rogge responded yes and noted the garage will be available by the public for use anytime. Staff expects Midtown to be a thriving area, so the garages will be open.

Commissioner Mohsin asked if the library will have internet access and Mr. Rogge replied yes.

Commissioner Galang asked is there will be quiet study room and Mr. Rogge replied that the second floor would have quiet rooms.

Commissioner Williams asked if there would be emergency phones in the garage during off hours if someone needs assistance. Mr. Rogge replied that there will be security systems in place that will have an emergency phone and the dispatch will be able to see the person.

Commissioner Williams asked if the parking structure would be allowed for unattended pay terminal there so that the City can look at it as far as additional revenue. Mr. Rogge agrees with Commissioner Williams however Council would have to make the decision.

Chair Lalwani asked how many elevators will the library have and Mr. Rogge said one.

Chair Lalwani asked about the translucent material in the courtyard and Mr. Rogge replied that the translucent material keeps the area cool.

Chair Lalwani asked if the mold is gone from the old grammar school and Mr. Rogge replied that staff will be doing an evaluation to make sure that the mold is gone and will monitor it before the public will be able to go inside the building.

Chair Lalwani asked if the Milpitas Library is part of Santa Clara County. Mr. Rogge noted that the county operates the library, however other communities have been separating from the county. Staff would like to do a study to see if being part of the County is the best solution however so far, a conclusion has not been made.

Chair Lalwani asked what would happen if the garage if filled with shoppers. Mr. Rogge replied that the RDA is looking at putting another garage on Main street.

Chair Lalwani noted that the San Jose Martin Luther King Library has signs for library patrons advising customers to get their parking validated to encourage members to use the library. Mr. Rogge noted that staff is planning for the future and will have to look at the patterns of usage and future city council members will be making very important decisions that will have to be cost effective and will have to serve the community well.

Chair Lalwani asked where will the drop off area be at and Mr. Rogge showed that the front of the library has a designated drop off area and pick up zone.

Commissioner Galang asked if there would be any changes to the lane coming from east Calaveras. Mr. Rogge replied that the lane is controlled by Caltrans and the future bridge alignment might be moved further to the south in the future and will need to be analyzed.

Chair Lalwani thanked Mr. Rogge for his presentation and noted that no further action was necessary by the Commission.

**X.
ADJOURNMENT**

The meeting was adjourned at 8:11 p.m. to the next regular meeting of June 8, 2005.

Respectfully Submitted,

Tambri Heyden
Acting Planning and Neighborhood
Services Director

Veronica Rodriguez
Recording Secretary